



Connells

St. Josephs Close
Luton



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Property Description

Connells Leagrave bring to the market a beautiful and unique detached property located in the sought after Icknield area of Luton. St. Joseph's Close briefly comprises an entrance hall, two reception rooms, kitchen area, three bedrooms and family bathroom suite. The property also benefits from an integral garage as well as off street parking for one car.

St. Joseph's Close is located within the Icknield school catchment area and is a short drive from junction 11 of M1 and is close to all local amenities. Call Connells Leagrave on 01582 377044

Entrance Porch

Double glazed window and door to front aspect.

Entrance Hall

Door to front leading to dining area.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin. Radiator.

Dining Room

10' x 9' 7" (3.05m x 2.92m)
Radiator.

Lounge

15' 10" x 12' 7" (4.83m x 3.84m)
Double glazed patio doors to rear aspect. Cast iron fireplace. Television point. Radiator.

Kitchen

17' x 7' 8" (5.18m x 2.34m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base

units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Boiler. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access. Radiator.

Bedroom One

18' 2" x 11' 7" (5.54m x 3.53m)
Double glazed window to rear aspect. Television point. Radiator.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)
Double glazed window to front aspect. Radiator.

Bedroom Three

10' 2" x 8' 10" (3.10m x 2.69m)
Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Part tiled. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Single garage with up and over door. Power and light supply.





To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D

view this property online [connells.co.uk/Property/LGR310856](https://www.connells.co.uk/Property/LGR310856)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR310856 - 0010